



STAFF REPORT

Meeting Date: March 19, 2003

LAFCO CASE

NAME AND NO: 02-21 Camarillo Sanitary District Annexation (Parcels A – F) – Loma-Paradise-Beverly

PROPOSAL: The proposal includes the annexation of 10 separate lots and adjacent public street rights-of-way into the Camarillo Sanitary District. These lots have all been connected to Camarillo Sanitary District facilities and are currently receiving service from the District.

PROPONENT: Camarillo Sanitary District by Resolution.

SIZE:

Parcel A:	One parcel and a portion of Beverly Circle; approximately 14,515 square feet.
Parcel B:	Four parcels and a portion of Loma Drive; approximately 1.01 acres.
Parcel C:	One parcel and a portion of Loma Drive; approximately 22,651 square feet.
Parcel D:	Two parcels and a portion of Loma Drive; approximately 33,112 square feet.
Parcel E:	One parcel; approximately 22,651 square feet.
Parcel F:	One parcel and a portion of Loma Drive; approximately 25,265 square feet.

Total Area: 3.68 acres

LOCATION: The lots involved have street addresses of 334 Beverly Circle, 342, 358 and 374 Paradise Circle, and 234, 274, 309 and 364 Loma Drive, all north of Las Posas Road. Each parcel is in the unincorporated area of Ventura County and in City of Camarillo's and Camarillo Sanitary District's Sphere of Influence.

ASSESSOR'S PARCEL NOS:

Parcel A:	153-0-051-115
Parcel B:	153-0-051-225, -235, -245, -295
Parcel C:	153-0-051-275
Parcel D:	153-0-100-165, -175
Parcel E:	153-0-090-325
Parcel F:	153-0-090-215

COMMISSIONERS AND STAFF

COUNTY:
Steve Bennett
Kathy Long
Alternate:
Linda Parks

CITY:
John Zaragoza, Vice Chair
Evaristo Barajas
Alternate:
Don Waunch

SPECIAL DISTRICT:
Jack Curtis
Dick Richardson
Alternate:
Ted Grandsen

PUBLIC:
Louis Cunningham, Chair
Alternate:
Kenneth M. Hess

EXECUTIVE OFFICER:
Everett Millais

PLANNER III:
Hollie Brunsky

CLERK:
Debbie Schubert

LEGAL COUNSEL:
Noel Klebaum

NOTICE: This matter has been noticed as a public hearing prescribed by law.

RECOMMENDATIONS:

Adopt the attached resolution (LAFCO 02-21, Parcels A - F) making determinations and approving the Camarillo Sanitary District Annexation – Loma – Paradise – Beverly and accepting the Notice of Exemption filed by the Camarillo Sanitary District.

GENERAL ANALYSIS:

1 Land Use:

A. Site Information:

Parcel A:

	Land Use	Zone District Classification	General Plan Designation
Existing	Single Family Dwelling	County: R-1-10 (Residential, 10, 000 square foot minimum)	County: Existing Community/ Urban Reserve Overlay City: Low Density Residential
Proposed	No Change	No Change	No Change

Parcel B:

	Land Use	Zone District Classification	General Plan Designation
Existing	Each parcel has a single family dwelling (four total dwellings)	County: R-1-10 (Residential, 10, 000 square foot minimum)	County: Existing Community/ Urban Reserve Overlay City: Low Density Residential
Proposed	No Change	No Change	No Change

Parcel C:

	Land Use	Zone District Classification	General Plan Designation
Existing	Single Family Dwelling	County: R-1-10 (Residential, 10, 000 square foot minimum)	County: Existing Community/ Urban Reserve Overlay City: Low Density Residential
Proposed	No Change	No Change	No Change

Parcel D:

	Land Use	Zone District Classification	General Plan Designation
Existing	Each parcel has a single family dwelling (two total dwellings)	County: R-1-10 (Residential, 10, 000 square foot minimum)	County: Existing Community/ Urban Reserve Overlay City: Low Density Residential
Proposed	No Change	No Change	No Change

Parcel E:

	Land Use	Zone District Classification	General Plan Designation
Existing	Single Family Dwelling	County: R-1-10 (Residential, 10, 000 square foot minimum)	County: Existing Community/ Urban Reserve Overlay City: Low Density Residential
Proposed	No Change	No Change	No Change

Parcel F:

	Land Use	Zone District Classification	General Plan Designation
Existing	Single Family Dwelling	County: R-1-10 (Residential, 10, 000 square foot minimum)	County: Existing Community/ Urban Reserve Overlay City: Low Density Residential
Proposed	No Change	No Change	No Change

B. Surrounding Land Uses and Zoning and General Plan Designations

All parcels are in the Sphere of Influence of the City of Camarillo. Under LAFCO policies the City's General Plan takes precedence. The surrounding zoning for the County is R-1-10 and the City General Plan designation for the area is Low Density Residential. All the parcels are in a single-family residential neighborhood.

C. Topography, Natural Features and Drainage:

Each parcel is relatively flat with a slope of approximately two - five percent. There are no significant land features on any of the sites.

D. Conformity with Plans:

All parcels are and will remain in the unincorporated area of the County of Ventura and within the Camarillo Sanitary District's Sphere of Influence and the City of Camarillo's Sphere of Influence.

The residential uses of all parcels are consistent with the City of Camarillo's Low Density Residential General Plan designation. This designation indicates that the existing County general plan designation of Existing Community is appropriate and consistent with the City's General Plan.

2. Impact on Prime Agricultural Land, Open Space and Agriculture:

All parcels are located in an urbanized area, are zoned for residential development and have existing development. There are no agricultural uses on the parcels, nor any surrounding agricultural uses.

The parcels are located within the SOAR and CURB boundaries for the City of Camarillo. The parcels are not considered open space or located within a greenbelt.

There will be no impact on agricultural or open space lands.

3. Population:

Each parcel contains one single-family residence. According to the County of Ventura Registrar of Voters, there are 18 registered voters in the proposal area. As there are more than 12 registered voters, the proposal area is considered to be inhabited.

4. Services and Controls – Need, Cost, Adequacy and Availability:

Each parcel is currently receiving service from the Camarillo Sanitary District. The proposals are to finalize agreements with the Camarillo Sanitary District to annex to the District for connection to service. No change to any parcel will result from annexation to the District.

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have been received from the proponent.

6. Assessed Value, Tax Rates and Indebtedness:

The parcels are presently within tax rate area 75005 (\$1.082924). Upon completion of this annexation the parcels will be assigned to a new tax rate area, 75007 (\$1.082924).

The assessed total value of each parcel per the 2002-2003 tax roll is:

APN: 153-0-051-115	\$ 234,440
APN: 153-0-051-225	\$ 334,620
APN: 153-0-051-235	\$ 270,614
APN: 153-0-051-245	\$ 63,382
APN: 153-0-051-275	\$ 249,559
APN: 153-0-051-295	\$ 226,863
APN: 153-0-090-215	\$ 251,862
APN: 153-0-090-325	\$ 262,911
APN: 153-0-100-165	\$ 164,376
APN: 153-0-100-175	\$ 171,024

TOTAL: \$2,229,651

The Camarillo Sanitary District has 1999 Revenue Refunding Bonds outstanding. A share of these bonds is paid through sanitary sewer user fees. As all of the

parcels are already connected to the Camarillo Sanitary District facilities, the parcels are already paying these fees.

7. Environmental Impact of the Proposal:

Camarillo Sanitary District as the lead agency for this proposal, found the proposal to be categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines that includes annexations to special districts containing existing private structures. As the sanitary sewer connection is to serve single-family dwellings, the categorical exemption is appropriate for these proposals.

8. Regional Housing Needs

The proposal is for an annexation to the Camarillo Sanitary District. This proposal will have no affect on the fair share of the regional housing needs for the area.

9. Landowner and Annexing Agency Consent:

Eight of the nine lots have agreements to annex to the Camarillo Sanitary District that were recorded at the time of service connection to the District. The other lot, APN 153-0-090-215, had a signed agreement at the time of connection that was never recorded. The District is concerned that the agreement is not binding for the current property. The District attempted to contact the present owners of the property but have been unable to obtain consent for annexation.

As there is one landowner not consenting to the proposal and the site is considered to be inhabited, the proposal is required to have protest hearing proceedings before approval. Authority to conduct the protest proceeding has been delegated to the LAFCO Executive officer. The Executive Officer will schedule and notice the proceedings as required by law. The Executive Officer must make findings regarding the value of any written protests filed and either terminate the proceedings or order the annexation.

ALTERNATIVE ACTIONS AVAILABLE:

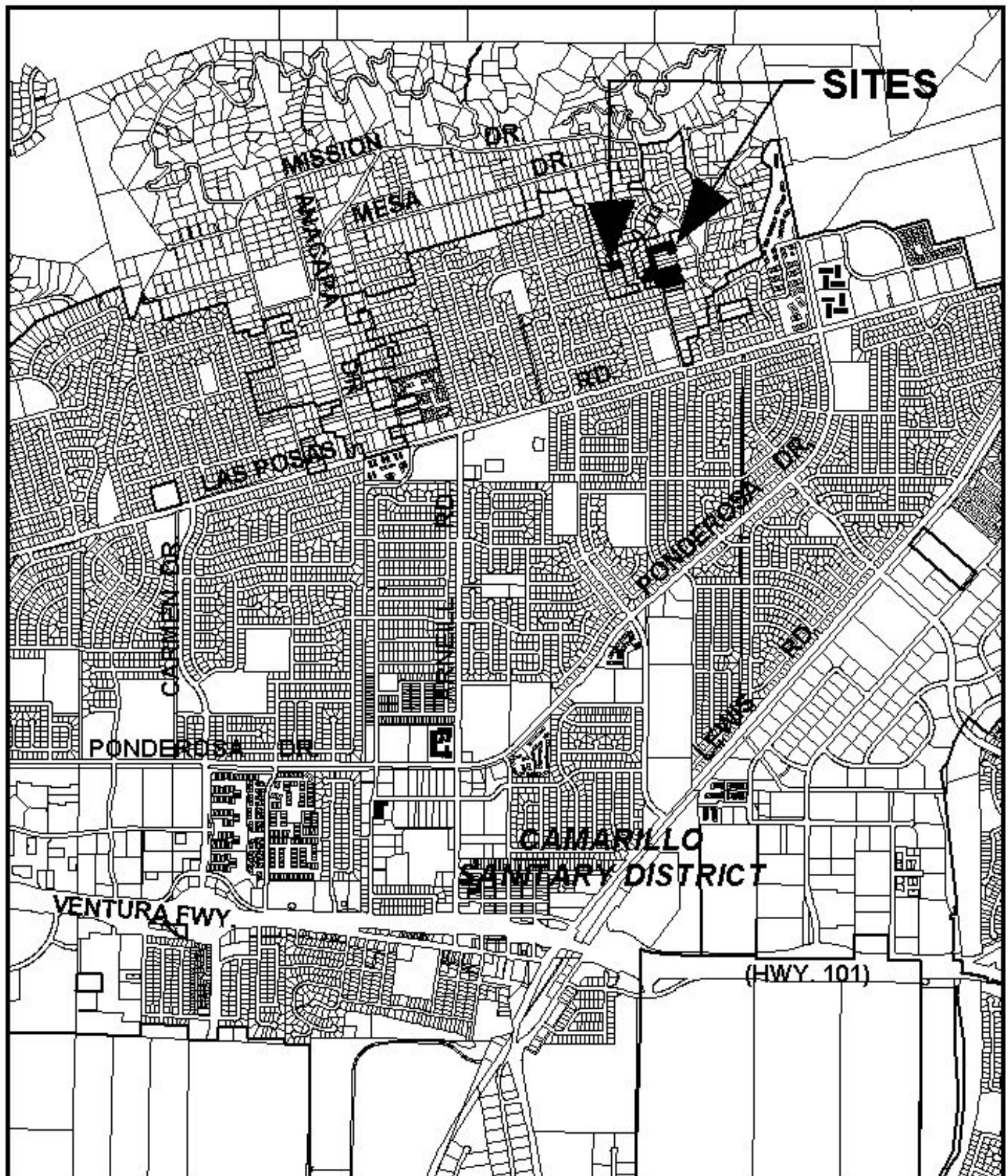
- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.

- B. If the Commission, following public testimony and review of materials submitted, wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, AICP, Planner III

BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
(2) LAFCO 02-21 Resolution



LEGEND



Existing Camarillo Sanitary District Boundary



Proposed Annexation Area

LAFCO 02-21

VICINITY MAP



CAMARILLO SANITARY DISTRICT ANNEXATION
LOMA-PARADISE-BEVERLY
(CSD ANNEXATION NO. 2002-04)

1"= 2000'

LAFCO 02-21

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CAMARILLO SANITARY DISTRICT
ANNEXATION (PARCELS A – F) – LOMA – PARADISE –
BEVERLY**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the public hearing by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on March 19, 2003, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

WHEREAS, proof has been given to the Commission that the affected territory has more than 12 registered voters and is considered inhabited; and

WHEREAS, not all property owners have consented to the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated March 19, 2003 is adopted.
- (2) Said Reorganization as set forth in Exhibit A and attached hereto is hereby approved subject to conducting authority proceedings as prescribed in Government Code Sections 57000 to 57090.
- (3) Said territory is found to be inhabited.

- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 02-21 - CAMARILLO SANITARY DISTRICT ANNEXATION (PARCELS A – F) – LOMA – PARADISE – BEVERLY**
- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.
- (6) The Commission has reviewed and considered the lead agency's determination that the proposal is Categorically Exempt under Class 19(a), annexation of existing facilities, of the State CEQA Guidelines and finds the proposal to be categorically exempt under Class 19(a).
- (7) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency under Section 15062.
- (8) The Commission directs that conducting authority protest proceedings be scheduled, noticed and held in manner prescribed in Government Code Sections 57000 to 57090, as not all landowners within the affected territory have given their written consent to the proposal.
- (9) The Executive Officer is hereby directed to conduct protest proceedings in accordance with Government Code Section 57050.
- (10) The Commission hereby delegates to the Executive Officer the authority to determine the amount of the protest pursuant to Government Code Section 57075 and to complete the annexation without an election if the amount of the protest is insufficient to require an election.

This resolution was adopted on March 19, 2003.

AYES:

NOES:

ABSTAINS:

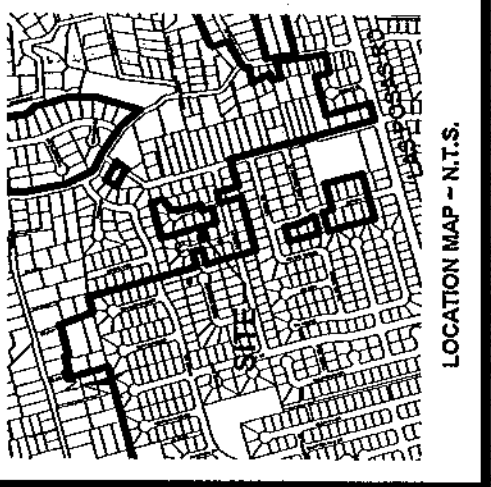
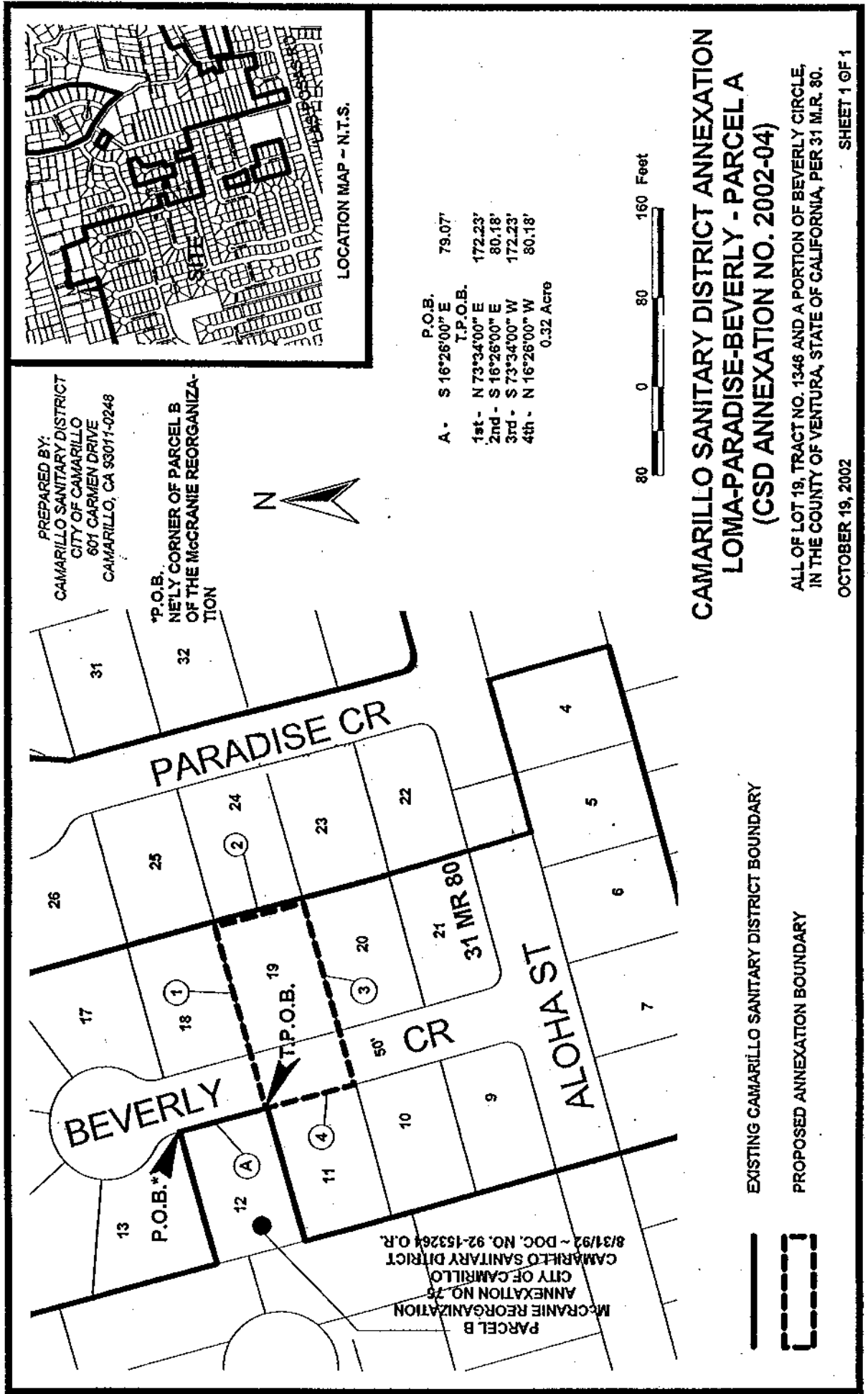
Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies: Camarillo Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Jill Rawlins*

Date: 2/25/03



A - S 16°26'00" E 79.07'
T.P.O.B.
1st - N 73°34'00" E 172.23'
2nd - S 16°26'00" E 80.18'
3rd - S 73°34'00" W 172.23'
4th - N 16°26'00" W 80.18'
0.32 Acres



CAMARILLO SANITARY DISTRICT ANNEXATION LOMA-PARADISE-BEVERLY - PARCEL A (CSD ANNEXATION NO. 2002-04)

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY



ALL OF LOT 19, TRACT NO. 1348 AND A PORTION OF BEVERLY CIRCLE,
IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 31 M.R. 80.

OCTOBER 19, 2002

SHEET 1 OF 1

**CAMARILLO SANITARY DISTRICT ANNEXATION
LOMA-PARADISE-BEVERLY - PARCEL A
(CSD ANNEXATION NO. 2002-04)**

All of Lot 19, Tract No. 1346 and a portion of Beverly Circle, 50.00 feet wide, in the County of Ventura, State of California, as said Lot 19 and Circle are shown on the map recorded in the office of the County Recorder of said County, in Book 31, Pages 80 and 81 of Miscellaneous Records, described as follows:

Beginning at the northeasterly corner of Lot 12 of said Tract No. 1346, said corner being in the westerly line of said Beverly Circle, said corner also being the northeasterly corner of Parcel B of the McCranie Reorganization, Annexation No. 75 to the City of Camarillo and Annexation to the Camarillo Sanitary District, as shown in the Certificate of Completion recorded in the office of said County Recorder on August 31, 1992 as Document No. 92-153264 of Official Records; thence, along said westerly line and the existing City of Camarillo and Camarillo Sanitary District boundary, South 16°26'00" East 79.07 feet to point of intersection with the westerly prolongation of the northerly line of said Lot 19, said point being the True Point of Beginning; thence, leaving said existing City and District boundary along said prolongation and northerly line,

- 1st - North 73°34'00" East 172.23 feet to the northeasterly corner of said Lot 19; thence, along the easterly line of said Lot 19,
- 2nd - South 16°26'00" East 80.18 feet to the southeasterly corner of said Lot 19; thence, along the southerly line of said Lot 19 and the westerly prolongation thereof,
- 3rd - South 73°34'00" West 172.23 feet to said westerly line of Beverly Circle; thence, along said westerly line,
- 4th - North 16°26'00" West 80.18 feet to the True Point of Beginning and containing 0.32 of an acre.

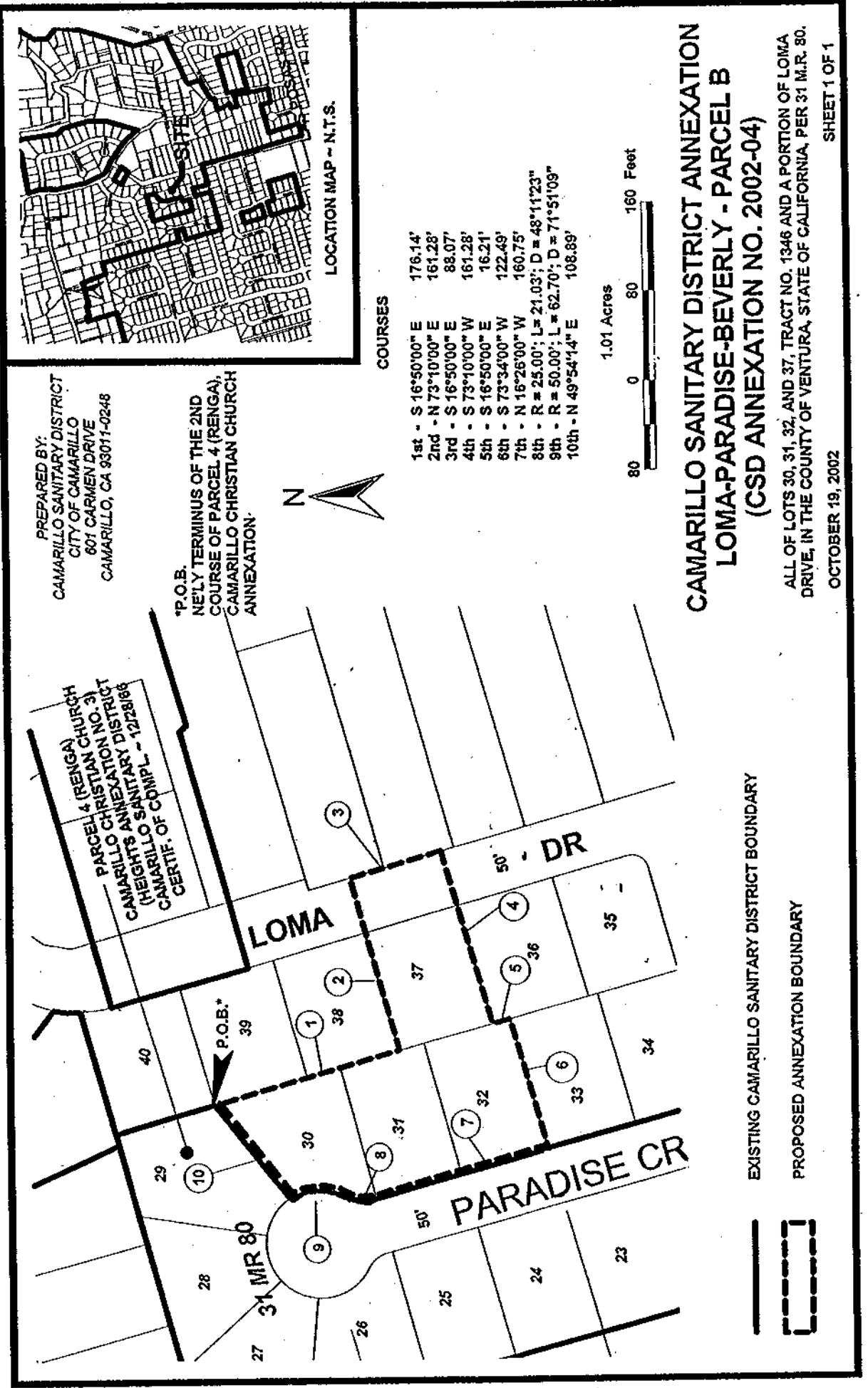
*The Ventura County Surveyor's office of the Public
Works Agency certifies this map and legal
description to be definite and certain.*

Certified by: *Jell Rawlins*
Date: *2/25/03*

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *John Rawls*

Date: 2/25/03



**CAMARILLO SANITARY DISTRICT ANNEXATION
LOMA-PARADISE-BEVERLY - PARCEL B
(CSD ANNEXATION NO. 2002-04)**

All of Lots 30, 31, 32, and 37, Tract No. 1346 and a portion of Loma Drive, 50.00 feet wide, in the County of Ventura, State of California, as said Lots and Drive are shown on the map recorded in the office of the County Recorder of said County, in Book 31, Pages 80 and 81 of Miscellaneous Records, described as follows:

Beginning at the most northerly corner of said Lot 30, said corner being the northeasterly terminus of the 2nd course of Parcel 4 (Renga) of the Camarillo Christian Church (Heights Annexation No. 3) Annexation to the Camarillo Sanitary District as Adopted in the Certificate of Completion by the Camarillo Sanitary District on December 28, 1966; thence, along the easterly line of said Lots 30 and 31,

1st - South 16°50'00" East 176.14 feet to the northwesterly corner of said Lot 37; thence, along the northerly line of said Lot 37 and the easterly prolongation thereof,

2nd - North 73°10'00" East 161.28 feet to the easterly line of said Loma Drive, 50.00 feet wide; thence, along said easterly line,

3rd - South 16°50'00" East 88.07 feet to the easterly prolongation of the southerly line of said Lot 37; thence, along said prolongation and southerly line,

4th - South 73°10'00" West 161.28 feet to the easterly line of said Lot 32; thence, along the boundary of said Lot 32 by the following three courses:

5th - South 16°50'00" East 16.21 feet; thence,

6th - South 73°34'00" West 122.49 feet to the easterly line of Paradise Circle, 50.00 feet wide, said easterly also being the existing boundary of said Camarillo Sanitary District; thence, along said easterly line by the following three courses and along said existing District boundary by the following four courses:

7th - North 16°26'00" West 160.75 feet to the beginning of a curve concaved easterly and having a radius of 25.00 feet; thence, along said curve,

8th - Northerly and northeasterly 21.03 feet through a central angle of 48°11'23" to a reverse curve concaved westerly and having a radius of 50.00 feet; thence, along said curve,

9th - Northeasterly, northerly, and northwesterly 62.70 feet through a central angle of 71°51'09" to the northwesterly corner of said Lot 30; thence, along the northerly line of said Lot 30,

10th - North 49°54'14" East 108.89 feet to the point of beginning and containing 1.01 acres.

CSD 2002-04B Loma-Paradise-Beverly

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

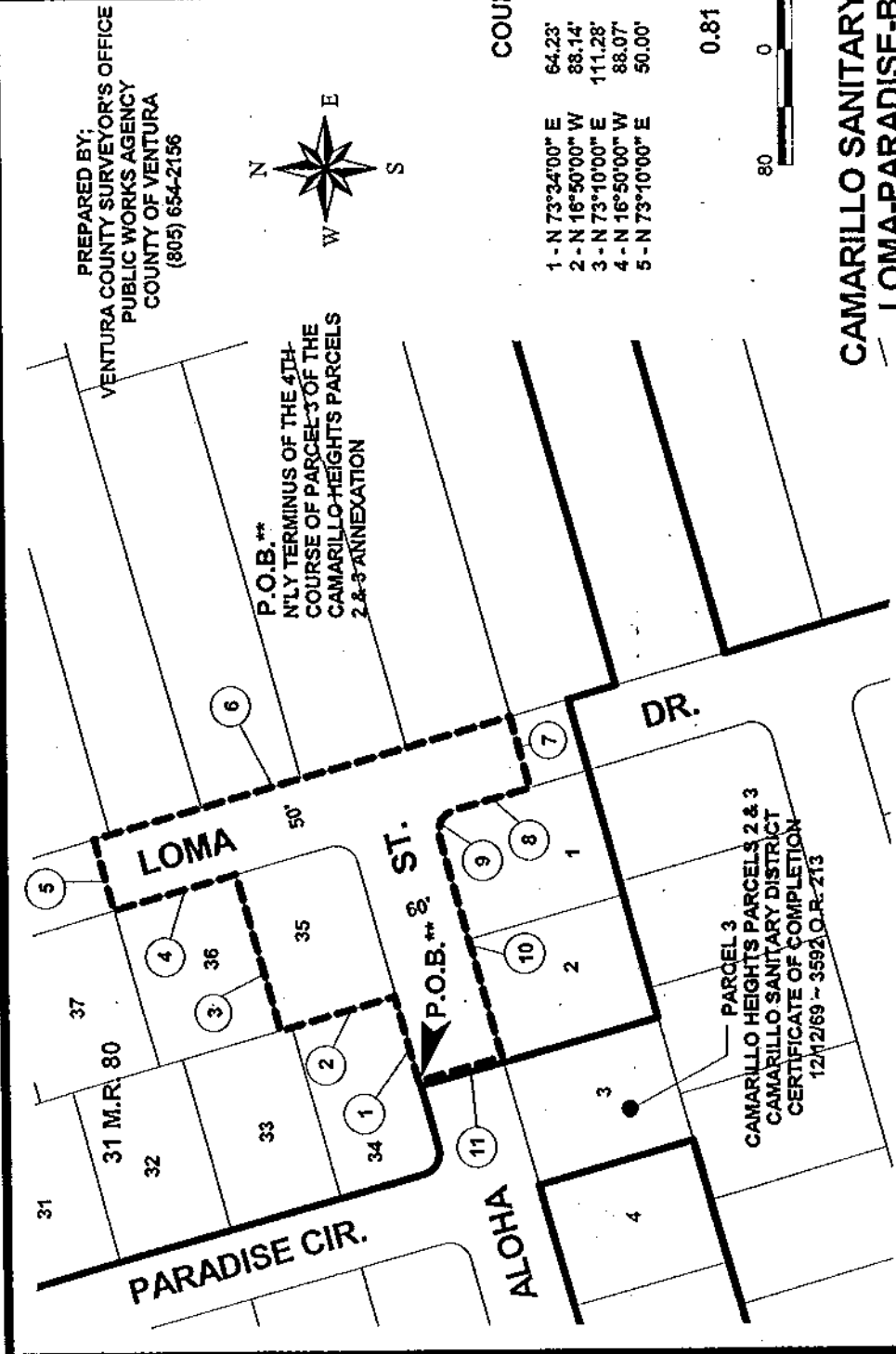
Date:

Zell Rawlins
2/25/03

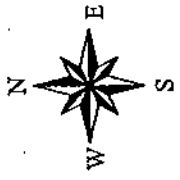
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Jell Rawls*

Date: *2/25/03*



PREPARED BY:
VENTURA COUNTY SURVEYOR'S OFFICE
PUBLIC WORKS AGENCY
COUNTY OF VENTURA
(805) 654-2156



P.O.B. **
N'LY TERMINUS OF THE 4TH-
COURSE OF PARCEL 3 OF THE
CAMARILLO HEIGHTS PARCELS
2 & 3 ANNEXATION

COURSES

1 - N 73°34'00" E	64.23'	6 - S 16°50'00" E	297.64'
2 - N 16°50'00" W	88.14'	7 - S 73°34'00" W	50.00'
3 - N 73°10'00" E	111.28'	8 - N 16°50'00" W	45.41'
4 - N 16°50'00" W	88.07'	9 - R = 15.00'; L = 23.46'; D = 89°36'00"	
5 - N 73°10'00" E	50.00'	10 - S 73°34'00" E	161.04'
		11 - N 16°26'00" W	60.00'

0.81 ACRE



**CAMARILLO SANITARY DISTRICT ANNEXATION
- LOMA-PARADISE-BEVERLY - PARCEL C
(CSD ANNEXATION NO. 2002-04)**

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY
PROPOSED ANNEXATION BOUNDARY

ALL OF LOT 35, TRACT NO. 1346 AND PORTIONS OF LOMA DRIVE AND ALOHA STREET, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA PER 31 M.R. 80.

FEBRUARY 25, 2003

SHEET 1 OF 1

**CAMARILLO SANITARY DISTRICT ANNEXATION
LOMA-PARADISE-BEVERLY - PARCEL C
(CSD ANNEXATION NO. 2002-04)**

All of Lot 35, Tract No. 1346 and a portions of Loma Drive, 50.00 feet wide, and Aloha Street, 60.00 feet wide, in the County of Ventura, State of California, as said Lot 35, Drive and Street are shown on the map recorded in the office of the County Recorder of said County, in Book 31, Pages 80 and 81 of Miscellaneous Records, described as follows:

Beginning at a point in the northerly line of said Aloha Street, 60.00 feet wide, said point being the northerly terminus of the 4th course of Parcel 3 of the Camarillo-Heights Parcels 2 and 3 Annexation to the Camarillo Sanitary District as described in the Certificate of Completion recorded on December 12, 1669 in the office of said County Recorder in Book 3592, Page 213 of Official Records; thence, to the southwesterly corner of said Lot 35; thence, along the westerly line of said Lot 35,

- 1st - North 73°34'00" East 64.23 feet to the southwesterly corner of said Lot 35; thence, along the boundary of said Lot 35 by the following two courses:
- 2nd - North 16°50'00" West 88.14 feet; thence,
- 3rd - North 73°10'00" East 111.28 feet to the westerly line of said Loma Drive, 50.00 feet wide; thence, along said westerly line,
- 4th - North 16°50'00" West 88.07 feet to the northeasterly corner of Lot 36 of said Tract No. 1346; thence, along the easterly prolongation of the northerly line of said Lot 36,
- 5th - North 73°10'00" East 50.00 feet to the easterly line of said Loma Drive, 50.00 feet wide; thence, along said easterly line,
- 6th - South 16°50'00" East 297.64 feet to the northwesterly corner of the parcel described in the Grant Deed recorded in the office of said County Recorder on July 1, 1993, as Document No. 93-120322 of Official Records; thence, along the westerly prolongation of the northerly line of said parcel,
- 7th - South 73°34'00" West 50.00 feet to said westerly line of said Loma Drive, 50.00 feet wide; thence, along said westerly line by the following two courses:
- 8th - North 16°50'00" West 45.41 feet to the beginning of a curve concaved southwesterly and having a radius of 15.00 feet; thence, along said curve,

- 9th - Northerly, northwesterly, and westerly 23.46 feet through a central angle of $89^{\circ}36'00''$ to the southerly line of said Aloha Street, 60.00 feet wide; thence, along said southerly line,
- 10th - South $73^{\circ}34'00''$ West 161.04 feet to the existing boundary of said Camarillo Sanitary District; thence, along said existing boundary,
- 11th - North $16^{\circ}26'00''$ West 60.00 feet to the point of beginning and containing 0.81 acre.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

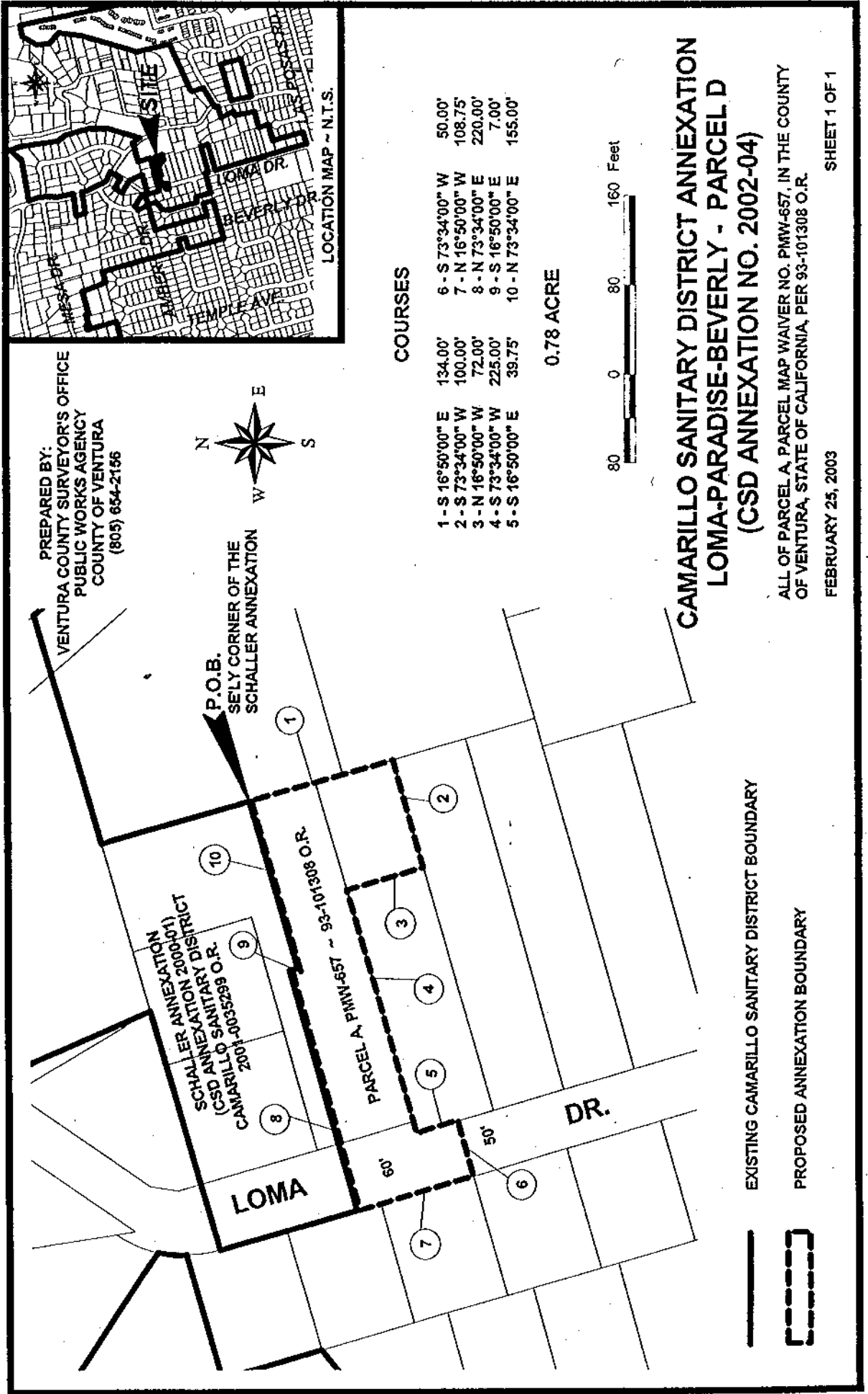
Certified by: *Zell Rawlins*

Date: *2/25/03*

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Gell Rawlins*

Date: *2/25/03*



**CAMARILLO SANITARY DISTRICT ANNEXATION
LOMA-PARADISE-BEVERLY - PARCEL D
(CSD ANNEXATION NO. 2002-04)**

All of Parcel A and a portion of Loma Drive, in the County of Ventura, State of California, as said Parcel A and Drive are shown and described in Parcel Map Waiver No. PMW-657 recorded in the office of the County Recorder on June 4, 1993, as Document No. 93-101308 of Official Records, described as follows:

Beginning at the northeasterly corner of said Parcel A, said corner also being the southeasterly corner of the Schaller Annexation (CSD Annexation 2000-01) to the Camarillo Sanitary District, as described and shown in the Certificate of Completion recorded in the office of said County Recorder on February 28, 2001 as Document No. 2001-0035299 of Official Records; thence, along the boundary of said Parcel A by the following four courses:

- 1st - South 16°50'00" East 134.00 feet; thence,
- 2nd - South 73°34'00" West 100.00 feet; thence,
- 3rd - North 16°50'00" West 72.00 feet; thence,
- 4th - South 73°34'00" West 225.00 feet to the easterly line of said Loma Drive, 50.00 feet wide; thence, along said easterly line,
- 5th - South 16°50'00" East 39.75 feet to the easterly prolongation of the southerly line Lot 37 of Tract No. 1346 as shown on the map recorded in the office of said County Recorder in Book 31, Pages 80 and 81 of Miscellaneous Records; thence, along said prolongation,
- 6th - South 73°34'00" West 50.00 feet to the westerly line of said Loma Drive, 50.00 feet wide; thence, along said westerly line,
- 7th - North 16°50'00" West 108.75 feet to the point of intersection with the westerly prolongation of the northerly line of said Parcel A, said point also being in the existing boundary of said District; thence, along said prolongation and along the boundary of said Parcel A and said District boundary by the following three courses:
- 8th - North 73°34'00" East 220.00 feet; thence,
- 9th - South 16°50'00" East 7.00 feet; thence,

10th - North 73°34'00" East 155.00 feet to the point of beginning and containing 0.78
acre.

*The Ventura County Surveyor's office of the Public
Works Agency certifies this map and legal
description to be definite and certain.*

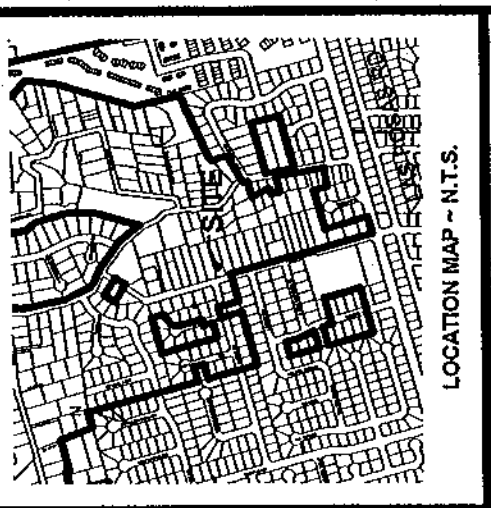
Certified by: *Jell Rawlins*

Date: *2/25/03*

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Certified by: *Jeff Rawlins*

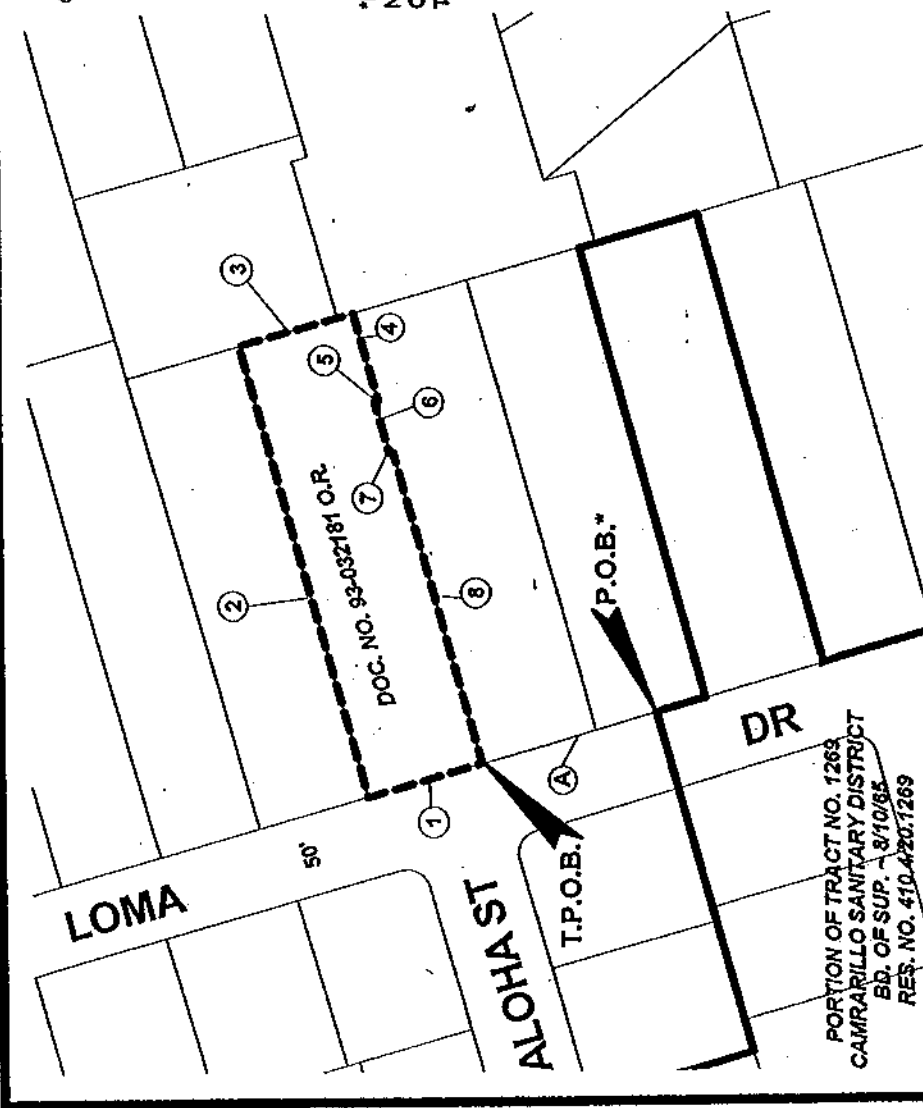
Date: 2/25/03



PREPARED BY:
CAMARILLO SANITARY DISTRICT
CITY OF CAMARILLO
601 CARMEN DRIVE
CAMARILLO, CA 93011-0248



*P.O.B.
N'LY TERMINUS OF THE 2ND
COURSE OF THE PORTION OF
TRACT NO. 1269 ANNEXATION



PORTION OF TRACT NO. 1269
CAMARILLO SANITARY DISTRICT
BD. OF SUP. - 8/10/85
RES. NO. 410.420.1269

P.O.B.	A - N 16°50'00" W	51.15'	4th - S 73°34'00" W	59.00'
T.P.O.B.	1st - N 16°00'00" W	76.00'	5th - N 16°50'00" W	1.56'
	2nd - N 73°34'00" E	300.00'	6th - S 73°34'00" W	34.00'
	3rd - S 16°50'00" E	76.00'	7th - S 16°50'00" E	1.56'
			8th - S 73°34'00" W	207.00'
				0.52 Acre



CAMARILLO SANITARY DISTRICT ANNEXATION LOMA-PARADISE-BEVERLY - PARCEL E (CSD ANNEXATION NO. 2002-04)

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY
PROPOSED ANNEXATION BOUNDARY



A PORTION OF PARCEL A, LOT 24, OF THE RE-SUBDIVISION OF THE PLEASANT VALLEY TRACT IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 16 MR 33

OCTOBER 22, 2002

SHEET 1 OF 1

**CAMARILLO SANITARY DISTRICT ANNEXATION
LOMA-PARADISE-BEVERLY - PARCEL E
(CSD ANNEXATION NO. 2002-04)**

That portion of Parcel A of Lot 24 of the Re-Subdivision of the Pleasant Valley Tract, in the County of Ventura, State of California, as said Parcel A is shown on the map recorded in the office of the County Recorder of said County in Book 16, Pages 33-35 of Miscellaneous Records, described as follows:

Beginning at a point in the easterly line of said Lot 24, said point also being the northerly terminus of the 2nd course of the Portion of Tract No. 1269 Annexed to the Camarillo Sanitary District, as adopted by the Ventura County Board of Supervisors on August 10, 1965 in Resolution No. 410.4/20.1269; thence, along said easterly line, North 16°50'00" West 127.15 feet to the southwesterly corner of the parcel described in the Grant Deed recorded in the office of said County Recorder on April 8, 1993, as Document No. 93-062181 of Official Records, said corner being the True Point of Beginning; thence, along the boundary of said parcel by the following eight courses:

- 1st - North 16°0'00" West 76.00 feet; thence,
- 2nd - North 73°34'00" East 300.00 feet; thence,
- 3rd - South 16°50'00" East 76.00 feet; thence,
- 4th - South 73°34'00" West 59.00 feet; thence,
- 5th - North 16°50'00" West 1.56 feet; thence,
- 6th - South 73°34'00" West 34.00 feet; thence,
- 7th - South 16°50'00" East 1.56 feet; thence,
- 8th - South 73°34'00" West 207.00 feet to the point of beginning and containing 0.52 of and acre.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rawlins*

Date: *2/25/03*

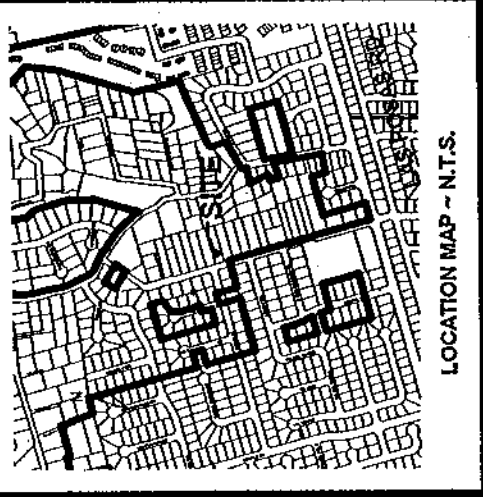
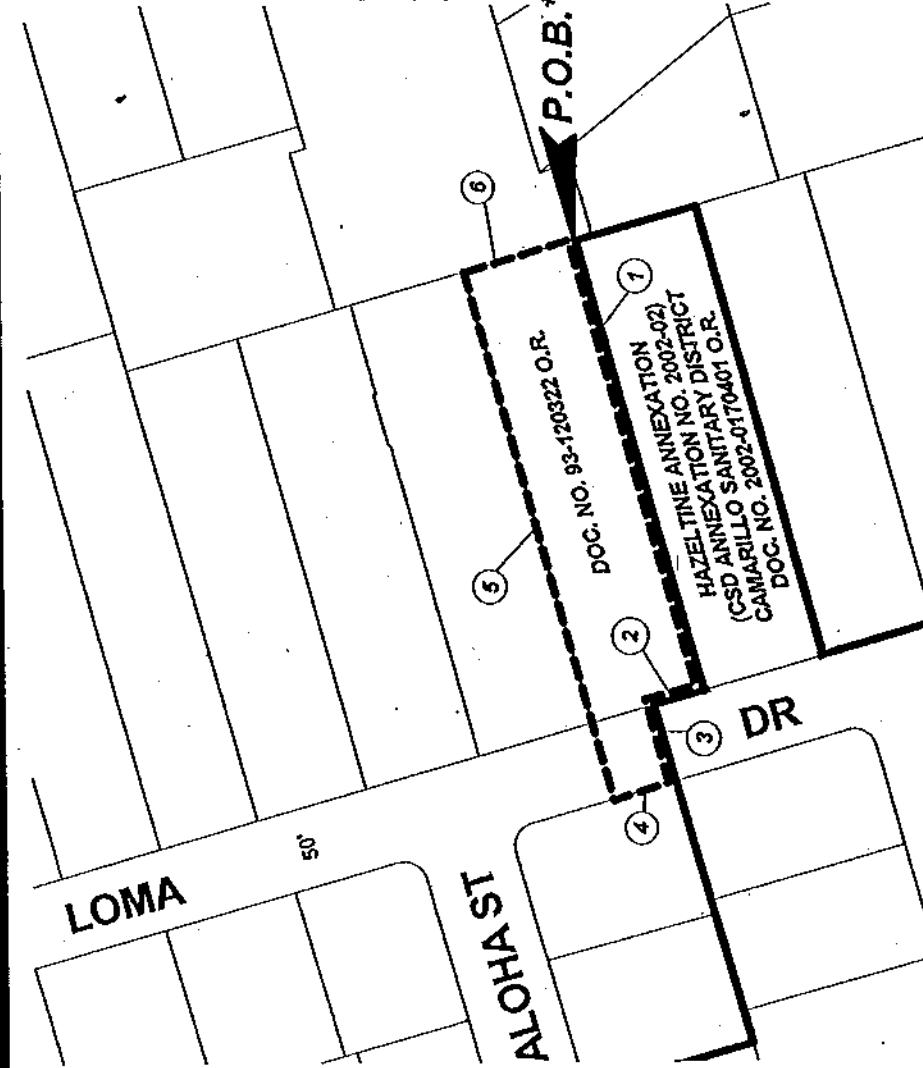
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Roll Rawlins*
Date: *2/25/03*

PREPARED BY:
CAMARILLO SANITARY DISTRICT
CITY OF CAMARILLO
801 CARMEN DRIVE
CAMARILLO, CA 93011-0248



*P.O.B.
ELY TERMINUS OF THE 1ST
COURSE OF THE HAZELTINE
ANNEXATION



COURSES	
1st - S 73°34'00" W	300.00'
2nd - N 16°50'00" W	24.85'
3rd - S 73°34'00" W	50.00'
4th - N 16°50'00" W	51.15'
5th - N 73°34'00" E	350.00'
6th - S 16°50'00" E	76.00'
0.58 Acre	



**CAMARILLO SANITARY DISTRICT ANNEXATION
LOMA-PARADISE-BEVERLY - PARCEL F
(CSD ANNEXATION NO. 2002-04)**

A PORTION OF PARCEL G, LOT 24, AND A PORTION OF LOMA DRIVE, OF THE
RE-SUBDIVISION OF THE PLEASANT VALLEY TRACT IN THE COUNTY VENTURA,
STATE OF CALIFORNIA, PER 16 MR 33

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY



**CAMARILLO SANITARY DISTRICT ANNEXATION
LOMA-PARADISE-BEVERLY - PARCEL F
(CSD ANNEXATION NO. 2002-04)**

Those portions of Parcel C of Lot 24 and Loma Drive, in the County of Ventura, State of California, as said Parcel C and Drive are shown on the map of the Re-Subdivision of the Pleasant Valley Tract, recorded in the office of the County Recorder of said County in Book 16, Pages 33-35 of Miscellaneous Records, described as follows:

Beginning at the southeasterly corner of the parcel described in the Grant Deed recorded in the office of said County Recorder on July 1, 1993, as Document No. 93-120322 of Official Records, said corner also being the easterly terminus of the 1st course of the Hazeltine Annexation (CSD Annexation No. 2002-02) to the Camarillo Sanitary District, as described in the Certificate of Completion recorded in the office of said County Recorder on July 19, 2002 as Document No. 2002-0170401 of said Official Records; thence, along the boundary of said parcel by the following two parcels and along the existing District boundary by the following three courses:

- 1st - South 73°34'00" West 300.00 feet to the easterly line of said Loma Drive, 50.00 feet wide; thence, along said easterly line,
- 2nd - North 16°50'00" West 24.85 feet; thence,
- 3rd - South 73°34'00" West 50.00 feet to the westerly line of said Loma Drive 50.00 feet wide; thence, along said easterly line,
- 4th - North 16°50'00" West 51.15 feet to the westerly prolongation of the northerly line of said parcel described in said Grant Deed; thence, along said prolongation and along the boundary of said parcel by the following two courses:
- 5th - North 73°34'00" East 350.00 feet; thence,
- 6th - South 16°50'00" East 76.00 feet to the point of beginning and containing 0.58 of an acre.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

Zell Rawlins

Date:

2/25/03